



Boundary Cottage, Boundary Road
Kingsdown, Deal, CT14 8AN
£610,000

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Boundary Cottage

Boundary Road, Kingsdown, Deal

A charming coastal retreat in the picturesque seaside village of Kingsdown.

Situation

Situated near Walmer Castle, on the border of Kingsdown and Walmer, this property enjoys a delightful position just a stones throw from the beach. The picturesque village of Kingsdown offers a small selection of local stores, three inns, and a highly rated village primary school. To the north lies the traditional seaside town of Deal, known for its award-winning high street featuring unique shops, restaurants, and cafes, as well as an attractive seafront, a Grade II listed pier, and a historic Tudor Castle. Deal boasts period charm, a vibrant arts scene, and a thriving local community. The area also offers ample opportunities for outdoor pursuits, including a two-mile promenade perfect for cycling and walking. Walmer mainline railway station, just a five-minute drive away, provides regular service with high-speed Javelin links to London St Pancras.

The Property

Occupying a prime coastal location and beautifully renovated by the current owner, this home is just a short stroll from Kingsdown Beach. The attractive weatherboard exterior complements the facade, while the interior, restored to retain a coastal theme, is bathed in natural light from numerous windows throughout. Approached via a side gate, a short path leads to a recessed entrance porch. Inside, the hallway and staircase include convenient under-stair cupboards. The ground floor flows seamlessly, creating a series of inviting spaces. The sitting room, featuring an open fireplace with a wood-burning stove, serves as the room's natural focal point, with bookshelves on either side. This space is filled with natural light thanks to dual aspect windows overlooking the front garden. The dining room, located behind the sitting room, also features a brick fireplace and offers easy access to the rear kitchen/breakfast room. Here, oak countertops, a range of cabinetry, and patio doors opening to the garden create a functional and stylish space. A utility area is conveniently positioned to the side, doubling as a cloakroom and shower room, completing the

ground floor layout. On the first floor, you'll find three bedrooms. The spacious main bedroom at the front includes fitted wardrobes, while the other two bedrooms boast sea views, with bedroom two enhanced by French doors opening to a Juliet balcony. A family bathroom with a matching suite and shower attachment serves the upper level.

Outside

The front garden is unexpectedly private and spacious, featuring a shingled seating area surrounded by coastal plants and shrubs. The bright and sunny rear garden offers the same level of privacy, with a grass lawn and variety of plants, shrubs, and bushes. Within the garden, a summer house with power and lighting sits next to an ornamental pond, along with a discreet tool shed and wood store. At the back a pedestrian door provides access to a single detached garage with additional pitched storage space facing onto Boundary Road.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

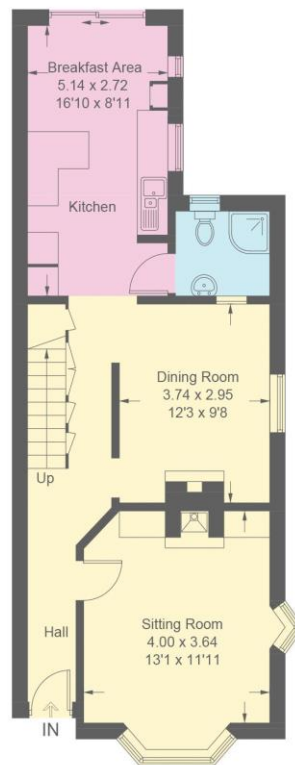
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

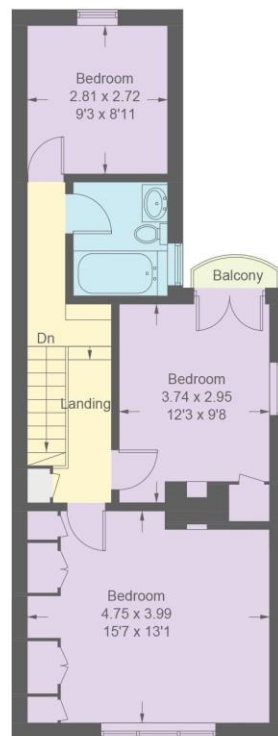


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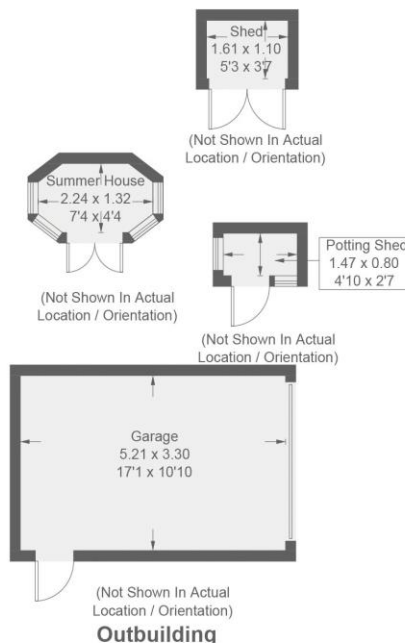
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Ground Floor
56.4 sq m / 607 sq ft



First Floor
52.2 sq m / 562 sq ft



Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 108.6 sq m / 1669 sq ft
 Outbuildings = 22.7 sq m / 244 sq ft
 Total = 131.3 sq m / 1913 sq ft

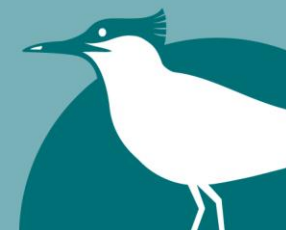


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1120361)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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